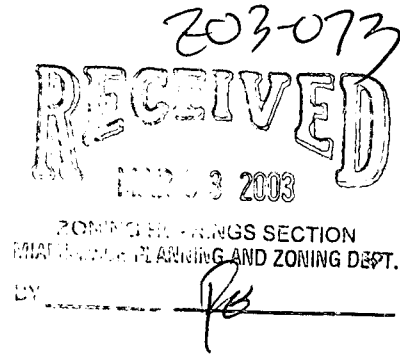


Zitman & Associates, Inc.

950 N.W. 185th Avenue
Pembroke Pines, Florida 33029
Phone (954) 450-9311 - Fax (954) 450-8256
E-mail: zitman@gate.net

February 26, 2003

Mrs. Lynne Talleda
Dept. of Planning and Zoning
Public Hearing Section
Miami-Dade County
111 NW First Street
Miami Florida 33128



RE: Letter of Intent – PJF, LLC
1300-03-10-12 SW 42 Avenue
Folio 30-4108-028-0640

Dear Mrs. Talleda,

Zitman & Associates, Inc., on behalf of PJF, LLC the owner and applicant, as an authorized agent is hereby submitting a public hearing application seeking a district boundary change on the property legally described as lots 15, 16, 17 and 18 of block 4, "Sunny Grove" according to the plat thereof as recorded in the Public Records of Miami-Dade County, Florida as follows:

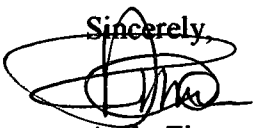
- A district Boundary Change from RU-3 (four Unit Apartment) to RU-5A (Semi-Professional Office)

The subject property is presently occupied by a single four unit dwelling structure addressed as 1300-03-10-12 SW 42 Avenue, Miami, Florida as indicated on the attached survey. The applicant is seeking to have the zoning change to a RU-5A use.

The CDMP has indicated the subject to be Low Density (up to 2.5 – 6 units per acre) and therefore is consistent with the Plan.

Please do not hesitate to contact me at your earliest convenient time should you need any addition information regarding the set forth matter.

Sincerely,



Andy Zitman
Zitman & Associates, Inc.

\$ 23,826.60